



**NARRAGANSETT PLANNING BOARD
REGULAR MEETING MINUTES
Tuesday, July 17th, 2018 6:00pm**

CONVENE: Chairman T. Fleming called the meeting to order at 6:00pm

ROLL CALL: T. Fleming, Dr. O'Neill, D. Leighton

LATE/ABSENT: V. Indeglia – Late Arrival, 6:38pm
R. Plaziak – Absent with cause

ALSO PRESENT: Michael DeLuca, Planning Director
Jill Sabo, Environmental Planning Specialist
Bruce Lofgren, Planning Technician
Denise Russ, Community Development Staff
Heidi Petrone, Clerk of the Board

CONSENT AGENDA

1C: Approval of Meeting Minutes from June 19th, 2018.

Noted Corrections:

- T. Fleming stated page 8, 6th paragraph down, update date to July 23.
- T. Fleming stated page 8, 3rd paragraph down, clarify what is “protected”.
- D. Leighton stated page 7, 4th paragraph up from bottom, 1st sentence should read:
....that property was “not” Zoned Public.

A Motion is made by D. Leighton and seconded by Dr. O'Neill to approve the Consent Agenda with noted corrections. **Motion passes 3 to 0.** (T. Fleming, Dr. O'Neill, D. Leighton)

REGULAR AGENDA

1R: Pre-Application Review: Robinson Farm – 2 Lot Major Subdivision, Assessor's Plat: D, Lot 74, 46 Robinson Street

Applicant is represented by John Kenyon. Jeff Sweenor of Sweenor Builders (applicant/owner) provides general overview of proposal for a 2 lot subdivision that will need frontage relief and takes questions.

J. Kenyon confirmed to T. Fleming that existing lot, and the resulting lot of proposal if approved, meets all side, rear, and dimensional variances and lot coverage.

No comments were made from the public.

M. Deluca states there are no concerns combining master and preliminary plan so there are no environmental permits required and very little engineering.

A Motion is made by Dr. O'Neill and seconded by D. Leighton to **COMBINE MASTER and PRELIMINARY** reviews. **Motion passes 3 to 0.** (T. Fleming, Dr. O'Neill, D. Leighton)

2R: Preliminary Sub-Division: LePage Subdivision – 2-lot minor subdivision, Assessor's Plat: R, Lot: 146, 92 Sand Hill Cove Road

Applicant is Sweenor Builders. Applicant is represented by John Kenyon. Mr. Kenyon presents application for a 2 lot subdivision and takes questions.

Jeff Sweenor, Jeff Balch, project engineer, Steve Marsella, (Town Solicitor), M. DeLuca answered general questions.

No Comments were made from the public.

A Motion is made by Dr. O'Neill and seconded by D. Leighton to **APPROVE** this application according to Findings of Fact noted in the 7/13/2018 staff memorandum and subject to stipulations noted therein. **Motion passes 3 to 0.** (T. Fleming, Dr. O'Neill, D. Leighton)

A motion is made by Dr. O'Neill, and seconded by D. Leighton, to **COMBINE MASTER and PRELIMINARY** and have them done administratively. **Motion passes 3 to 0.** (T. Fleming, Dr. O'Neill, D. Leighton)

V. Indeglia arrives at 6:38pm.

3R: Site Review: Frank Paolino, Assessor's Plat N-S, Lot 488, 164 Treasure Road

Applicant is represented by Dan Petrocelli. Mr. Petrocelli presents application to construct a front porch at the above noted address, and takes questions.

Walt McCarthy, 160 Treasure Road, expresses frustration with building heights that are being constructed in his neighborhood and throughout the Town.

Barbara Feeley, neighbor living on the corner, raises safety concerns with height of structures being built in Bonnet Shores.

T. Fleming agrees with W. McCarthy and B. Feeley however this particular house is within the height ordinance limit.

A Motion is made by V. Indeglia and seconded by Dr. O'Neill that the Paolino application is **COMPLETE AND IN CONFORMANCE** with the Comprehensive Plan. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

A Motion is made by V. Indeglia and seconded by D. Leighton to recommend **APPROVAL** of this application, subject to Staff Conditions listed in the 6/12/2018 Project Summary.

D. Leighton states from an aesthetic point of view the porch would add positively to what has been built. The porch would not take away any additional view or add anything to scale. The porch might in fact help bring the scale of the house down to pedestrian view, which is what a porch is supposed to do.

D. Leighton states that anything less than 6 feet is not really a porch, just an aesthetic add on.

T. Fleming states he agrees with what D. Leighton said and with Mr. McCarthy that there is over building in town. He also states he wishes this was "all fleshed out before the house was constructed" and this all could have been dealt with before the fact. He is reluctantly supporting this to send it to the Zoning board.

Motion passes 4 to 0. (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

4R: Site Review: James Bierden, Assessor's Plat K, Lot 269, 51 St. James Road

Mr. Bierden presents his application to construct a shed at above referenced property and takes questions.

V. Indeglia asked where the structure will specifically go, J. Bierden states the driveway area, they call the patio, and it will replace a 6 foot fence there now. D. Leighton clarified the structure is being placed on pre-existing hardscape. Applicant corrects the Project Summary stating his driveway is asphalt but in actuality the driveway is concrete. V. Indeglia noted the structure will not be cemented into the ground but sit on top of driveway; although heavy, it's movable.

Dr. O'Neill asks how lot coverage is increased if structure is going on hardscape. B. Lofgren explained the site is not in a high water table overlay district; if it did have a high water table the driveway would be counted and coverage would be higher than 30%, driveway is not counted right now. M. DeLuca states it is kind of an anomaly of the high water table overlay because in the non-high water areas we don't count asphalt driveways as coverage.

No comments from the public.

V. Indeglia expresses general satisfaction with the application; he believes you should maintain consistency. Over the years he has come away from his stance of 25% lot coverage. He takes issue with the regulation; when there is a high water table it's counted, when there is no drainage water issue it's not counted. He does not feel lot coverage is being increased.

V. Indeglia also states he's not sure how this came before the board but his understanding is anything less than 12x12 which is movable and is not always stationary is allowed.

T. Fleming states when a structure is less than 12x12 it doesn't have to meet setbacks. M. DeLuca clarifies it gets the setback reduction but is still considered in lot coverage calculations.

A Motion is made by V. Indeglia and seconded by Dr. O'Neill to move that the application is **COMPLETE AND IN CONFORMANCE** with the Comprehensive Plan. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

A Motion is made by V. Indeglia and seconded by Dr. O'Neill to recommend **APPROVAL** of this application, subject to Staff Conditions listed in the Project Summary. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

5R: Site Review: 34 Green Meadow, LLC, Assessor's Plat S, Lot 139, 15 Walcott Avenue

Applicant is represented by Attorney Don Packer, who presented the application to demolish existing dwelling and construct new dwelling at above referenced property and fielded questions.

Dr. O'Neill clarified applicant is building up. He is concerned with the safety of the proposed structure since the fire department cannot get around either side with a ladder. D. Packer asserts the fire department is not able to do that now with what the ordinance allows. Dr. O'Neill states if the fire marshal is satisfied with the size of the house he withdraws his comment.

T. Fleming expresses frustration with the massing and scale of many new buildings throughout town.

V. Indeglia asked if applications are reviewed by fire and engineering. Jill Sabo states the fire marshal reviews applications but is reviewing for interior smoke alarms carbon monoxide detectors

V. Indeglia recalled prior discussions about adding fire review for access concerns during the building review phase and asked if that is in requests now. J. Sabo replies it is not but she did work with the fire marshal to figure out the minimum distance for the height of building. Calculations are done with the assistance of fire marshal. Reviews are brought to fire marshal on a case by case basis.

V. Indeglia believes fire access concerns should be part of the standard fire review report as well as wiring code conformity.

J. Sabo clarifies that Fire review is not part of the Planning review process; that is in the building review process and is focused on smoke and carbon monoxide detectors. She is not sure if the fire marshal gets the site plan; it is not part of the planning process to submit to fire marshal, but can go back to building inspector and see if that becomes a regular routine for them.

Dr. O'Neill suggests denial of relief requested based on safety concerns with narrow sidelines on proposal; request fire marshal statement regarding mass and specifically height of structure because in terms of national fire safety standards this proposal would not meet those standards.

A Motion is made by V. Indeglia and seconded by D. Leighton that the application is **COMPLETE AND IN CONFORMANCE** with the Comprehensive Plan. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

A Motion is made by Dr. O'Neill and seconded by D. Leighton to recommend **DENIAL** of this application to the Zoning Board. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

6R: Site Review: Richard T. DiNobile, Assessor's Plat T, Lot 187, Pennsylvania Avenue

Mr. DiNobile presents his application to build a new house with setback relief and takes questions.

No public comments made.

No comments from the Board.

A Motion is made by Dr. O'Neill and seconded by D. Leighton that the application is **COMPLETE AND IN CONFORMANCE** with the Comprehensive Plan. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

A Motion is made by Dr. O'Neill and seconded by D. Leighton to recommend **APPROVAL** of this application, subject to Staff Conditions listed in the Project Summary. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

7R: Site Review: Joanne Ludovici-Lint, Assessor's Plat F, Lot '5-2', 5 Kendall Court

Applicant is represented by Daniel Lee. Mr. Lee presents the application and takes questions. Applicant wants to potentially modify deck plans from 6.2' to 8.2' if it is not a major issue.

J. Sabo states Planning Board can generally recommend approval or denial with a plus or minus 2 feet at this stage but Zoning Board will need to know exact distance because that is the exact variance. If the deck expands 2 feet a new site plan would need to be submitted. B. Lofgren calculated lot coverage with the additional 2 feet on deck would exceed lot coverage.

Applicant chooses not to amend the plan.

No Public Comments.

No Board comments

A Motion is made by V. Indeglia and seconded by Dr. O'Neill that the Ludovici-Lint application is **COMPLETE AND IN CONFORMANCE** with the Comprehensive Plan. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

A Motion is made by V. Indeglia and seconded by Dr. O'Neill to recommend **APPROVAL** of this application, subject to Staff Conditions listed in the Project Summary. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

8R: Amendment of Final Subdivision – Hazard Castle Estates, Assessor's Plat F, Lot 4, Ocean Road

Applicant is represented by Jeffrey Sweenor. Mr. Sweenor presents his case for amending the final plat to allow for certain trees to be removed.

M. DeLuca reads an email from acting DPW director giving opinion trees have been compromised and need to be removed.

M. DeLuca read letter from independent arborist concluding the same decision that the trees should be removed.

No public comments were made.

A Motion is made by V. Indeglia and seconded by Dr. O'Neill to **APPROVE** applicant's request to take down 3 trees in Exhibit 1, according to Condition 9 in the final subdivision approval, due to public health and safety being that the damaged trees are a danger to persons and property. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

A Motion is made by V. Indeglia and seconded by Dr. O'Neill to require the applicant to present a new landscape plan to show the landscaping replacing the trees to Planning staff, with investigation into including Beech trees in the plan. If the Planning Staff and Applicant cannot come to an agreement on landscaping plans the plans will go back to the Planning Board for review and decision. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

ADJOURNMENT:

A Motion is made by V. Indeglia and seconded by Dr. O'Neill to adjourn this meeting at 8:00pm. **Motion passes 4 to 0.** (T. Fleming, Dr. O'Neill, V. Indeglia, D. Leighton)

Submitted By:



Heidi Petrone
Clerk of the Board